

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF MARCH 18, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, March 18, 2015** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

DEVELOPMENT AGREEMENTS

1. **West Bridge Rd (Long Savannah HPH - West Ashley) TMS# 3010000043, 042, 033, 057, 054 & 114** – approx. 299 ac. Request approval for a Development Agreement between the City of Charleston and HPH Properties, LP.
Owner: HPH Properties, LP
Applicant: SeamonWhiteside + Associates – Kurt Sandness
2. **Bear Swamp Rd (Long Savannah - West Ashley) TMS# 3010000006 & 2870000001** – approx. 1,424 ac. Request approval for a Development Agreement between the City of Charleston, Cuthbert Family Partnership, LP, Long Savannah Partners, LP and Long Savannah Land Company, LLC.
Owner: Cuthbert Family Partnership, LP, Long Savannah Partners, LP, City of Charleston
Applicant: Long Savannah Land Company

PLANNED UNIT DEVELOPMENT AMENDMENTS

1. **West Bridge Rd (Long Savannah HPH - West Ashley) TMS# 3010000043, 042, 033, 057, 054 & 114** – approx. 299 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.
Owner: HPH Properties, LP
Applicant: SeamonWhiteside + Associates – Kurt Sandness
2. **Bear Swamp Rd (Long Savannah - West Ashley) TMS# 3010000006 & 2870000001** – approx. 1,424 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.
Owner: Cuthbert Family Partnership, LP, Long Savannah Partners, LP, City of Charleston
Applicant: Long Savannah Land Company

REZONING

1. **264-266 Ashley Ave, 0 Bogard St & 1-5 Kennedy Ct (Catfiddle PUD - Peninsula) TMS# 4600704009, 015, 016, 027, 028, 029 & 205 through 218** – 0.92 ac. Request rezoning from Diverse Residential (DR-2F) to Planned Unit Development (PUD).
Owner: Multiple Owners
Applicant: Erika V. Harrison

SUBDIVISIONS

1. **Deerfield Drive (Middleborough at Shadowmoss – West Ashley) TMS# 3580000038, 133** – 37.45 ac. 130 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-1).
Owner: Shadowmoss, Inc.
Applicant: S² Engineering, Inc.
2. **Bradham Rd (Bradham Acres – James Island) TMS# 3410000032** – 25.03 ac. 13 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).
Owner: TCH Bradham, LLC
Applicant: Kevin Coffey – Lowcountry Land Development

ZONINGS

1. **306 Hickory St (Ashley Forest - West Ashley) TMS# 4181300112** – 0.14 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Mary Elizabeth Fishburne & William Henry Fishburne
2. **1680 Boone Hall Dr (West Ashley Plantation - West Ashley) TMS# 3531400146** – 0.18 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Helen Bunche
3. **1688 Jessamine Rd (Pinecrest Gardens - West Ashley) TMS# 3511200088** – 0.22 ac. Request zoning of Single and Two-Family Residential (STR). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Claire Smith
4. **Ashley River Rd (West Ashley) TMS# 3551600019** – 4.02 ac. Request zoning of Business Park (BP). Zoned Community Commercial (CC) in Charleston County.
Owner: Alvin Hooper, Jr.

STREET NAME CHANGE

1. Request to change the name of **Burns Lane** to **Via Spoleto**.
Contact: Kittie Whiddon, GIS Division

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **The Gardens at Riverview Farms (Johns Island) TMS# 3120000169.** 19.88 ac. 2 lots. PUD. Preliminary plat pending approval.
2. **Concord Park (Peninsula) TMS# 4580102064.** 1.8 ac. 2 lots. MU-2. Preliminary subdivision plat pending approval.
3. **Parcel Q5, Block A/B-3 (Daniel Island) TMS# 2750000155.** 42.72 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
4. **Parcel Q5, Block A/B-2 (Daniel Island) TMS# 2750000155.** 14.24 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
5. **Carolina Bay, Phase 13B (West Ashley) TMS# 3070000004, 3090000054.** 20.99 ac. 52 lots. PUD. Final subdivision plat under review.
6. **Carolina Bay, Phase 16A (West Ashley) TMS# 3090000054.** 25.46 ac. 21 lots. PUD. Final subdivision plat under review.
7. **Balfour Drive (Daniel Island) TMS# 2711101088.** 0.59 ac. 2 lots. DI-R. Final subdivision plat under review.
8. **Crowne Apartments at Maybank (Johns Island) TMS# 3130000018.** 34.55 ac. 4 lots. PUD. Preliminary subdivision plat pending approval.
9. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Preliminary subdivision plat pending approval.
10. **William E. Murray Boulevard Extension (West Ashley) TMS# 3060000012, 933.** 3 lots. Final subdivision plat under review.
11. **Sea Island Farms (Johns Island) TMS# 2800000172.** 9.36 ac. 29 lots. SR-1. Final subdivision plat under review.
12. **1 Belvue Road (West Ashley) TMS# 4211100023.** 0.34 ac. 2 lots. SR-1. Final subdivision plat under review.
13. **Concord Park (Peninsula) TMS# 4580102064.** 1.8 ac. 2 lots. MU-2. Final subdivision plat pending approval.
14. **The Gardens at Riverview Farms (Johns Island) TMS# 3120000169.** 19.88 ac. 2 lots. PUD. Final subdivision plat under review.
15. **Cainhoy Entrance Road, Phase 2 (Cainhoy) TMS# 2620000008.** 27.5 ac. 9 lots. PUD. Preliminary subdivision plat under review.
16. **The Oaks at St. Johns Crossing (Johns Island) TMS# 3120000082.** 22.06 ac. 90 lots. SR-1 (ND). Preliminary subdivision plat under review.
17. **Grand Terrace at Grand Oaks (West Ashley) TMS# 3010000692.** 36.29 ac. 85 lots. PUD. Preliminary subdivision plat pending approval.
18. **Oak Bluff (Cainhoy) TMS# 2630002003, 2690000001, 002, 027.** 12.06 ac. 33 lots. SR-1, RR-1. Preliminary subdivision plat under review.
19. **Grand Oaks, Phase 2A (West Ashley) TMS# 3010000690.** 21.83 ac. 45 lots. PUD. Final subdivision plat pending approval.
20. **Swygert's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 201.1 ac. 26 lots. C(ND). Preliminary subdivision plat under review.
21. **Bolton's Landing, Phases 5A & 5B (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1 (ND). Preliminary subdivision plat under review.
22. **Sawgrass Apartments (West Ashley) TMS# 2860000003.** 19.65 ac. SR-1(ND). Preliminary subdivision plat under review.
23. **Grand Oaks, Tracts 4, 5, 6 (West Ashley) TMS# 3010000035.** 184.84 ac. 2 lots. PUD. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Maybank Village, Phase 2 (Johns Island) TMS# 3130000054, 056, 057.** 59.22 ac. 114 lots. SR-6. Road construction plans under review.

2. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Road construction plans pending approval.
3. **Cainhoy Entrance Road, Phase 2 (Cainhoy) TMS# 2620000008.** 27.5 ac. 9 lots. PUD. Road construction plans under review.
4. **The Oaks at St. Johns Crossing (Johns Island) TMS# 3120000082.** 22.06 ac. 90 lots. SR-1 (ND). Road construction plans under review.
5. **Swygerf's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 201.1 ac. 26 lots. C(ND). Road construction plans under review.
6. **Bolton's Landing, Phases 5A & 5B (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1 (ND). Road construction plans under review.
7. **Parcel E, Phase 2C (Daniel Island) TMS# 2750000010.** 16.98 ac. 22 lots. DI-R. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St. (Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.